

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2003

A RESOLUTION TO APPROVE AN APPLICATION FOR
A PLANNED COMMUNITY/PROVISIONAL USE PERMIT TO CONVERT 1,768 SQUARE
FEET OF GROUND-FLOOR SPACE TO OFFICE
AT 303 BRYANT STREET

WHEREAS, an application was received from Kenneth Rodriguez & Associates for 303 Bryant Street, LLC, for a Planned Community/Provisional Use Permit to convert 1,768 square feet of floor area reserved for retail use to office area on the ground floor of a three-story commercial building at 303 Bryant Street (Application No. 061-03-PCZA); and

WHEREAS, the Zoning Administrator held a public hearing on April 9, 2003 on said application to consider the proposed project and obtain public testimony in preparation for a City Council decision on April 22, 2003; and

WHEREAS, on April 22, 2003, the City Council held a public hearing on said application and received and considered all evidence presented at said hearing, including the findings report and staff report from the Zoning Administrator; and

WHEREAS, staff has determined that the California Environmental Quality Act (CEQA) exempts projects consisting of minor alterations to existing facilities involving minimal expansion of use (generally 2,500 square feet or less);

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines that this project is categorically exempt from CEQA (Section 15301, California State CEQA Guidelines).

BE IT FURTHER RESOLVED by the City Council that said application is consistent with the 1992 General Plan which seeks to attract and retain a variety of businesses in Mountain View while maintaining a balance with other community needs.

BE IT FURTHER RESOLVED by the City Council that said application is consistent with the Downtown Planned Community District, which allows office uses on the ground level of Castro Street and side streets through a Provisional Use Permit and complies with all other applicable provisions of the Precise Plan.

BE IT FURTHER RESOLVED by the City Council that the location and operating characteristics of the proposed office use are compatible with the site and are consistent with the intent of the original approval to concentrate retail uses closer to Castro Street and office uses along Bryant Street which provides a buffer to adjacent residential uses.

BE IT FURTHER RESOLVED by the City Council that the Planned Community Permit for said project is hereby approved subject to the findings of fact incorporated herein.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this decision must be sought is governed by California Code of Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

BE/6/RESO
836-04-22-03R-E^